HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2010

Table of Contents

1 New Home Market

2 Maps

9 Tables

New Home Market

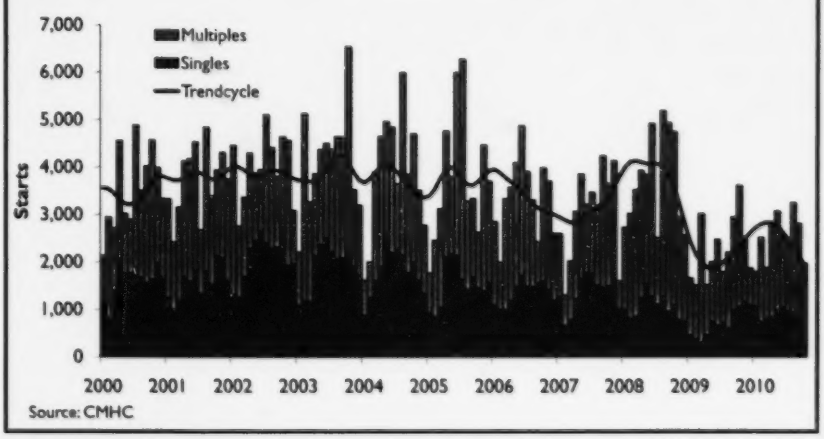
GTA housing starts down in October

The Greater Toronto Area (GTA) recorded 1,966 new home construction starts in October, representing a decline of 45 per cent from the same month last year. Starts fell to their lowest point so far this year, although they still remain 10 per cent higher year-to-date compared to 2009. The decline in single-detached construction was expected, reflecting a slowdown in sales and a reduced supply of available homes to build.

However, the relatively low number of high-rise units starting construction in October is a divergence from recent activity and does not reflect underlying momentum for this housing type. Several large projects are nearing the construction phase, while strong pre-construction sales will ensure that starts will trend higher throughout next year. Row starts, on the other hand, continued to serve as a source of strength for the construction industry in the GTA by nearly doubling last October's level and recording 12 straight months of high annual growth rates.

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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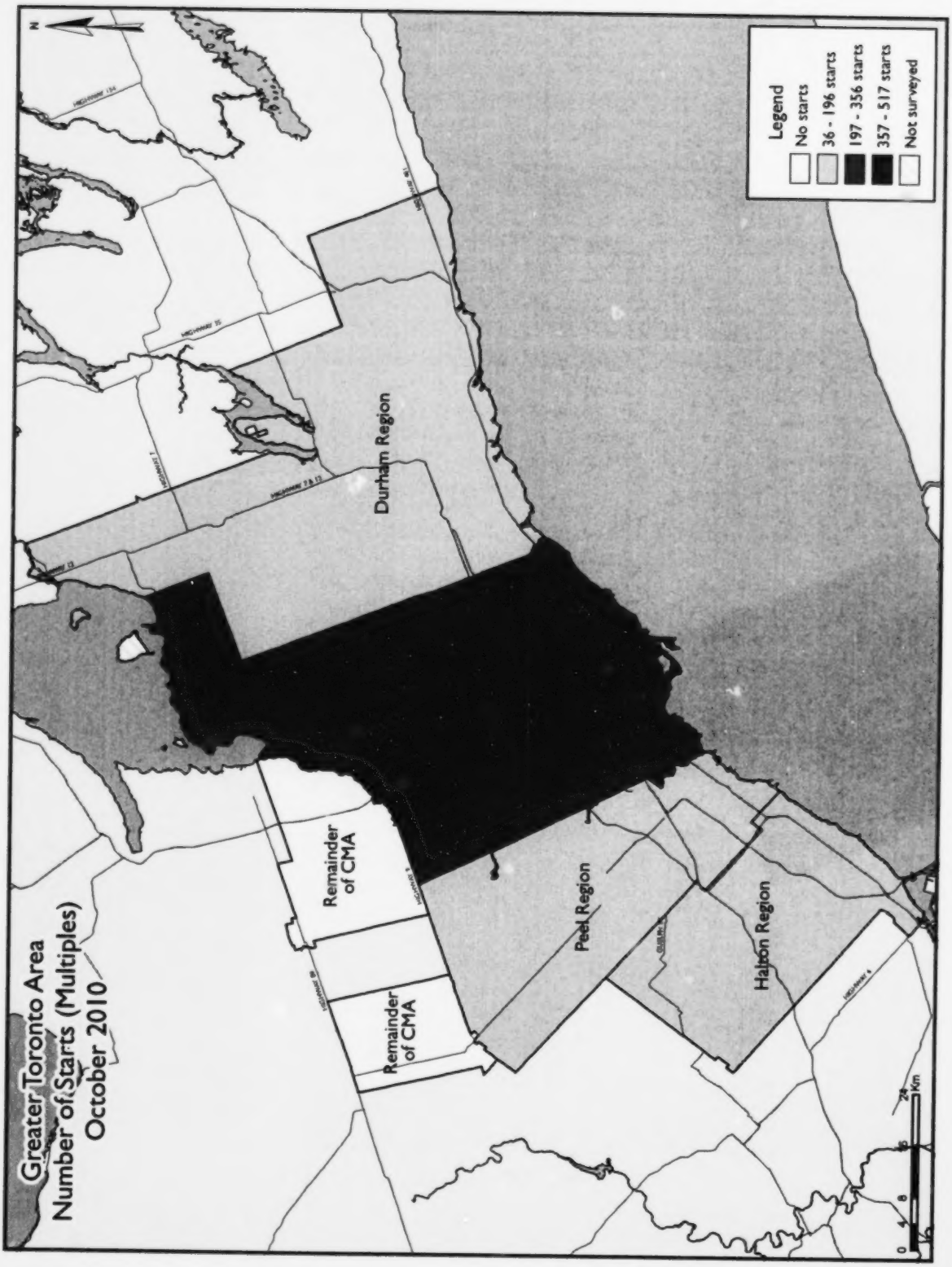
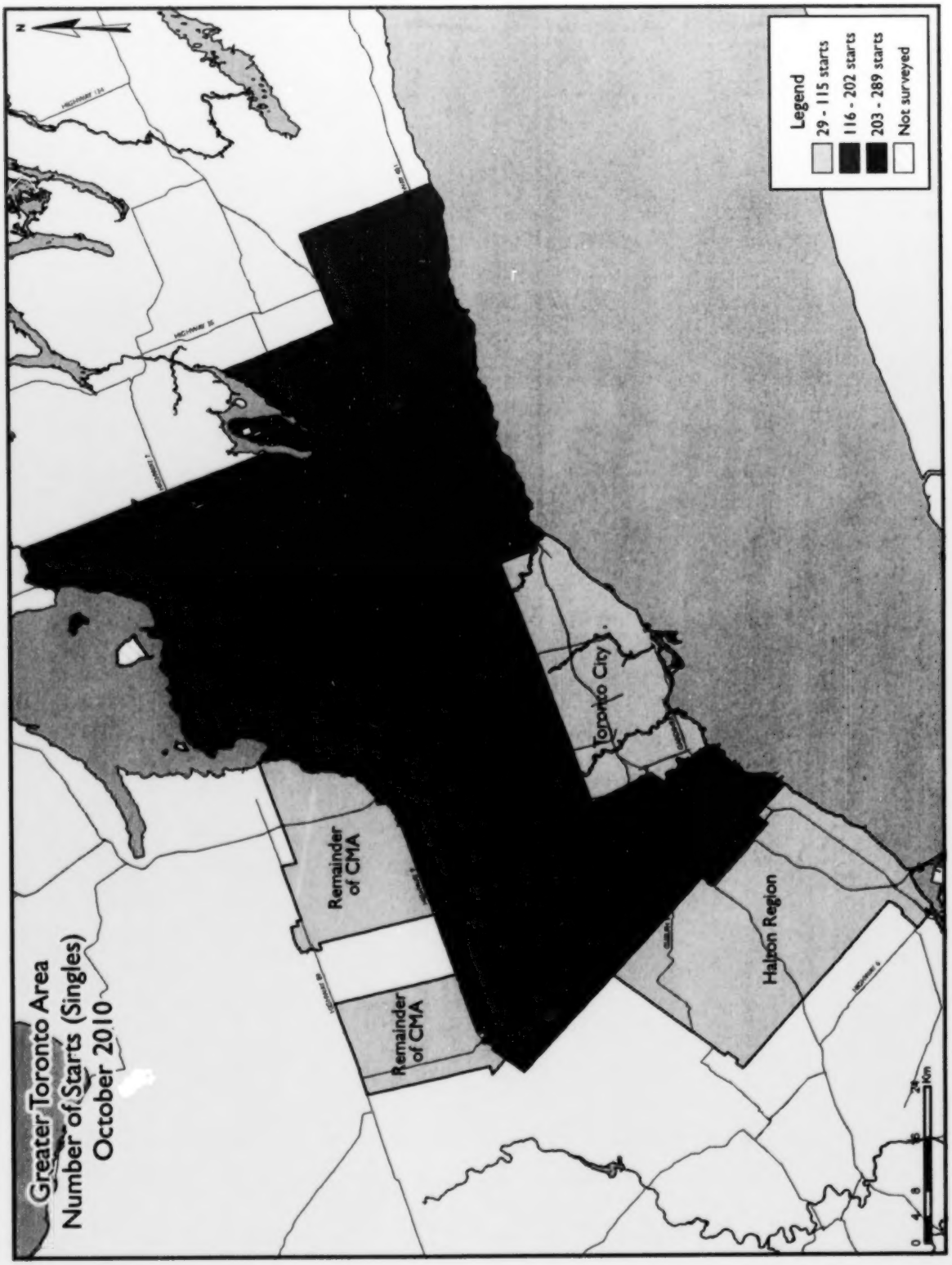
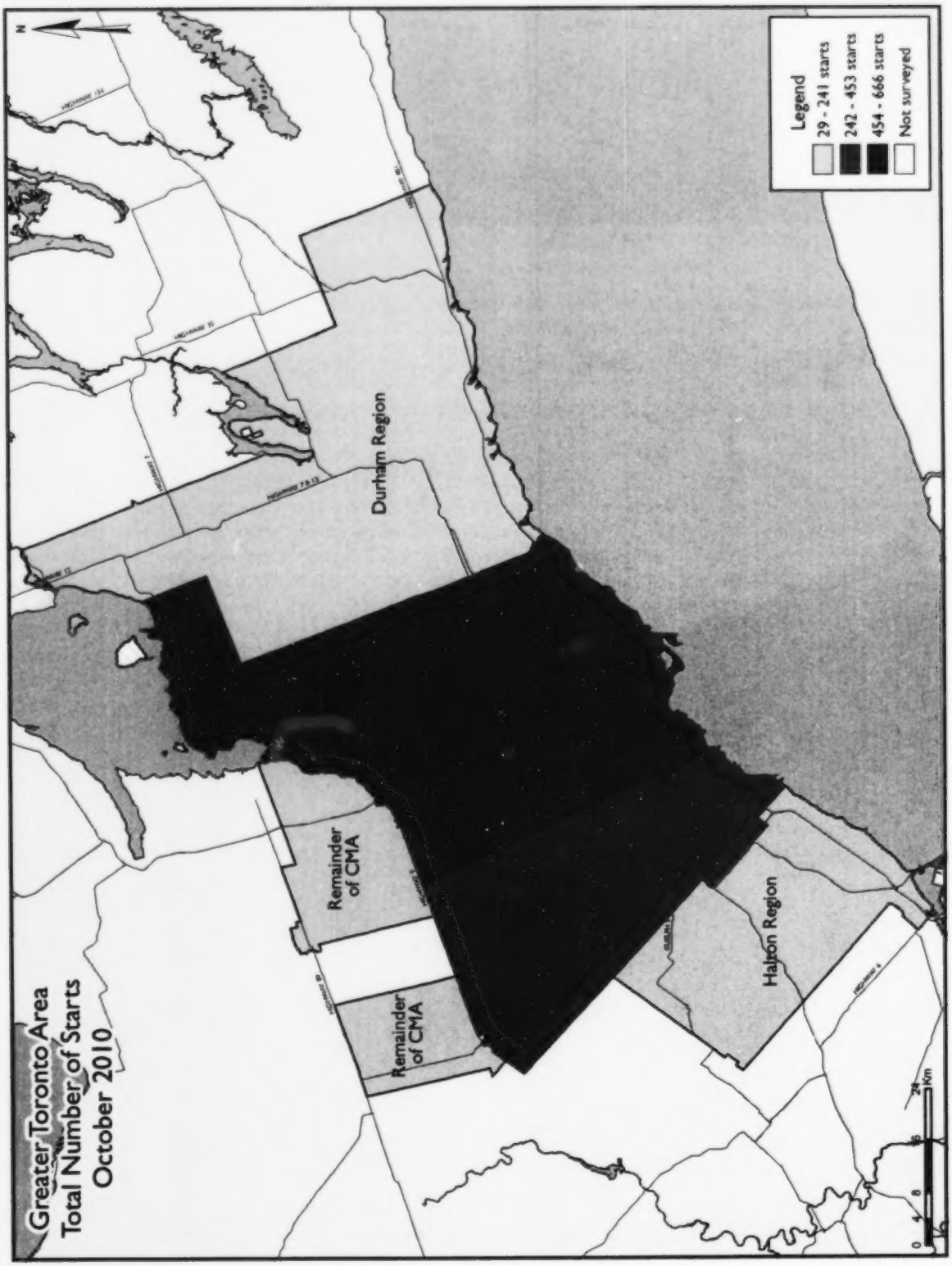
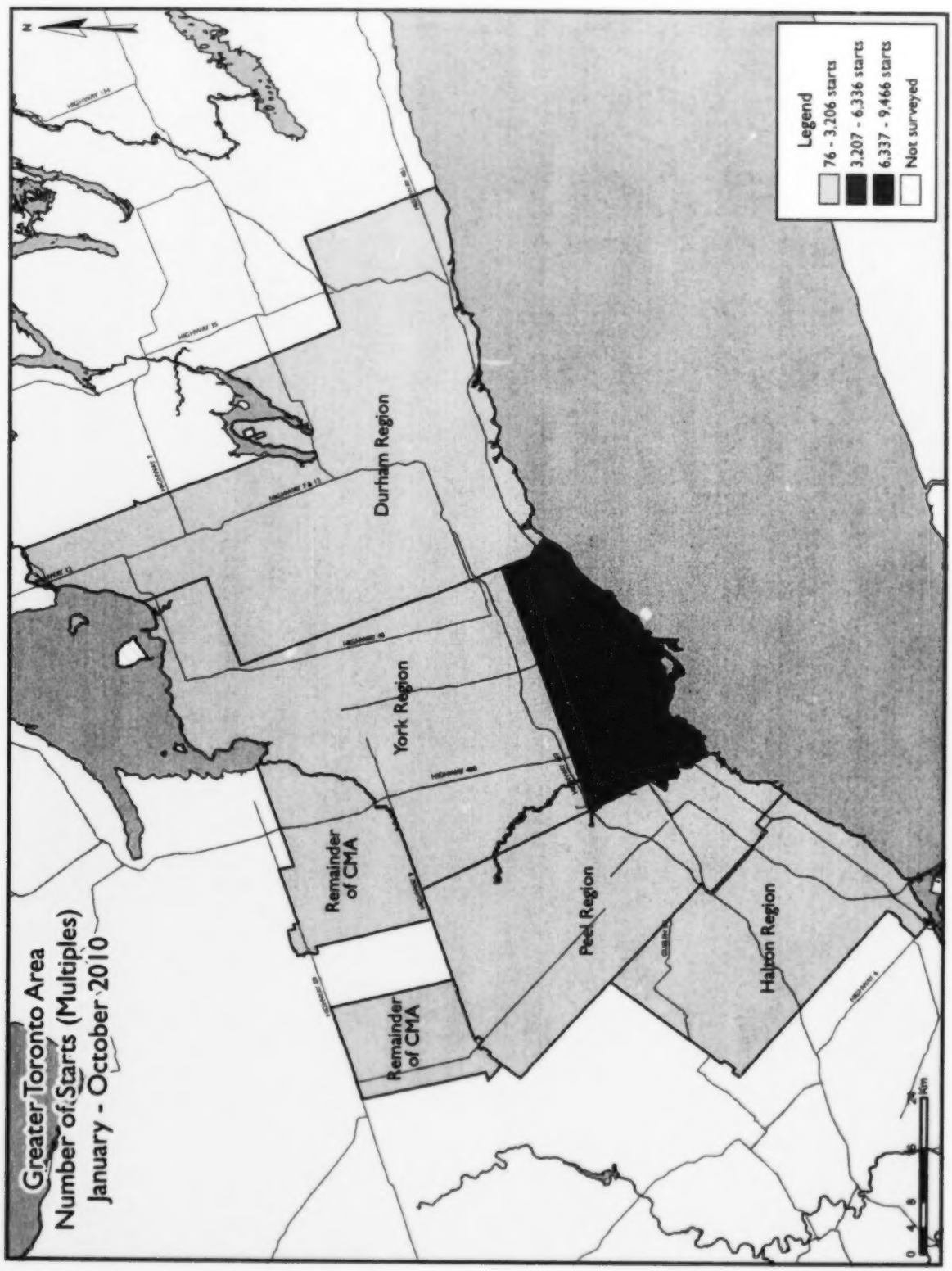
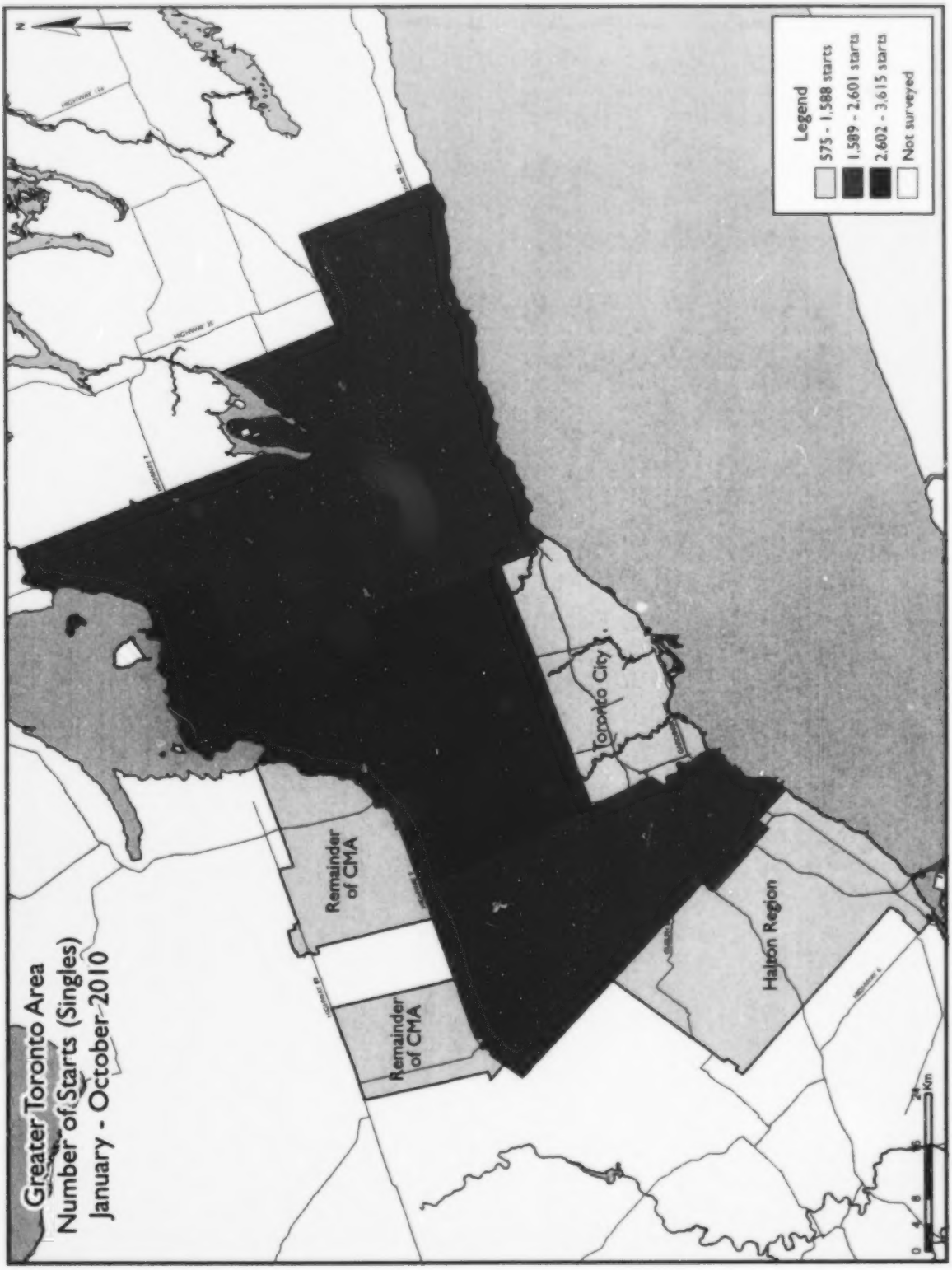
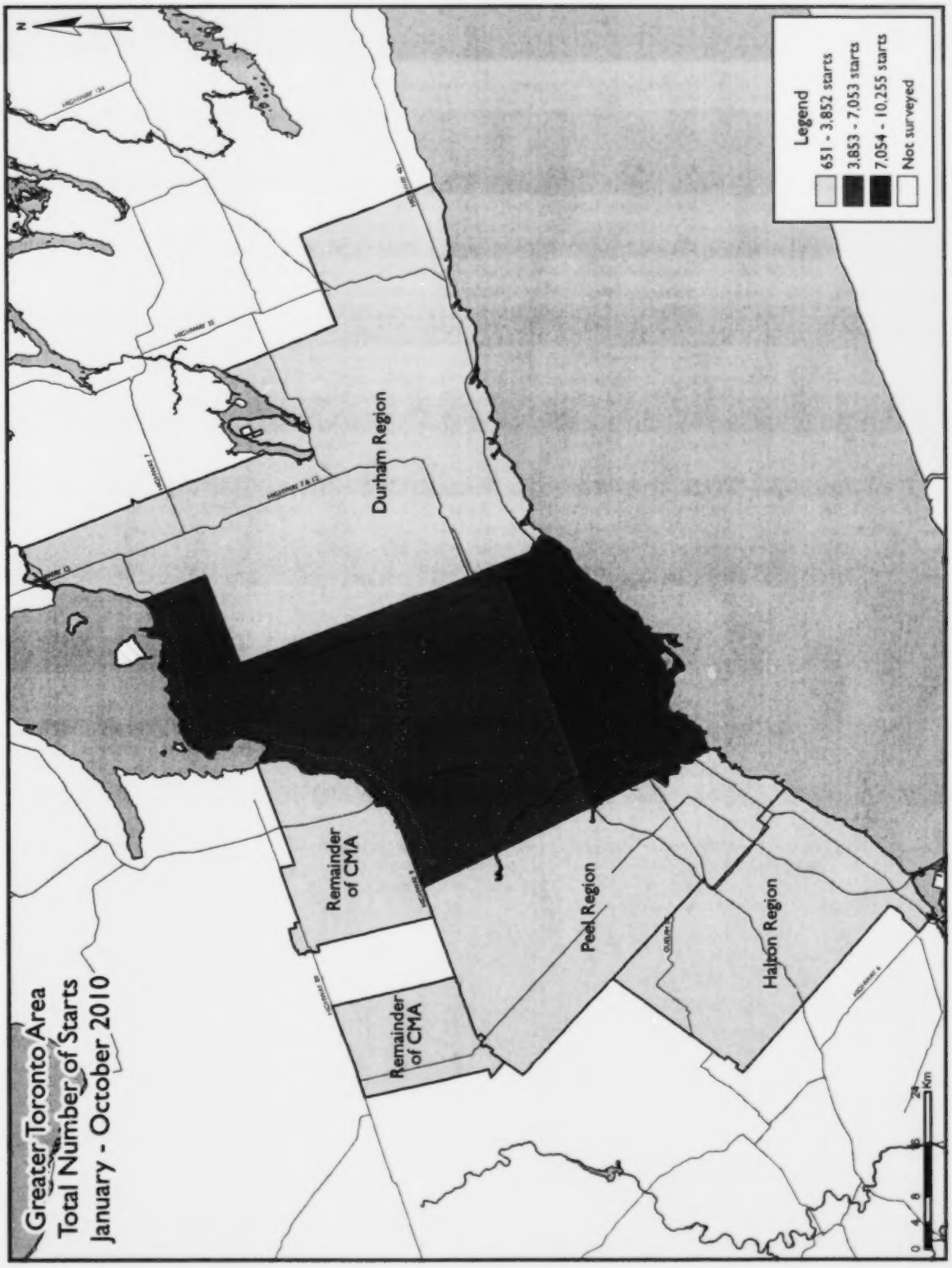

Greater Toronto Area
Number of Starts (Multiples)
October 2010
Legend
No starts
36 - 196 starts
197 - 356 starts
357 - 517 starts
Not surveyed
Durham Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
October 2010
Legend
29 - 115 starts
116 - 202 starts
203 - 289 starts
Not surveyed
Toronto City
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
October 2010
Legend
29 - 241 starts
242 - 453 starts
454 - 666 starts
Not surveyed
Durham Region
Remainder of CMA
Remainder of CMA
Halton Region
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - October 2010
Legend
76 - 3,206 starts
3,207 - 6,336 starts
6,337 - 9,466 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
km


Greater Toronto Area
Number of Starts (Singles)
January - October-2010
Legend
575 - 1,588 starts
1,589 - 2,601 starts
2,602 - 3,615 starts
Not surveyed
Toronto City
Remainder of CMA
Remainder of CMA
Halton Region
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - October 2010
Legend
651 - 3,852 starts
3,853 - 7,053 starts
7,054 - 10,255 starts
Not surveyed
Durham Region
Remainder of CMA
Remainder of CMA
Peel Region
Halton Region
TORONTO
N
0
4
8
24
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2010	703	104	434	2	22	511	6	0	1,782
October 2009	1,006	136	286	3	22	1,607	0	519	3,608
% Change	-30.1	-23.5	51.7	-33.3	0.0	-68.2	n/a	-100.0	-50.6
Year-to-date 2010	8,080	1,252	2,558	46	1,167	9,044	28	1,083	23,258
Year-to-date 2009	5,975	1,646	1,670	56	535	10,395	0	1,556	21,863
% Change	35.2	-23.9	53.2	-17.9	118.1	-13.0	n/a	-30.4	6.4
UNDER CONSTRUCTION									
October 2010	6,409	1,056	2,763	70	1,147	30,808	44	2,480	44,806
October 2009	5,777	1,378	2,036	75	782	37,001	0	2,648	49,727
% Change	10.9	-23.4	35.7	-6.7	46.7	-16.7	n/a	-6.3	-9.9
COMPLETIONS									
October 2010	759	176	340	2	115	1,690	0	0	3,082
October 2009	636	204	233	8	280	132	0	117	1,610
% Change	19.3	-13.7	45.9	-75.0	-58.9	**	n/a	-100.0	91.4
Year-to-date 2010	8,192	1,538	2,027	65	862	13,193	0	1,305	27,182
Year-to-date 2009	7,445	2,096	2,063	65	1,235	9,371	18	567	22,860
% Change	10.0	-26.6	-1.7	0.0	-30.2	40.8	-100.0	130.2	18.9
COMPLETED & NOT ABSORBED									
October 2010	234	27	52	3	20	977	13	712	2,038
October 2009	452	27	120	5	31	307	26	99	1,067
% Change	-48.2	0.0	-56.7	-40.0	-35.5	**	-50.0	**	-91.0
ABSORBED									
October 2010	819	174	341	1	115	1 709	0	0	3,159
October 2009	679	222	253	8	286	87	0	49	1,584
% Change	20.6	-21.6	34.8	-87.5	-59.8	**	n/a	-100.0	99.4
Year-to-date 2010	8,394	1,548	2,113	69	861	12,511	3	193	25,692
Year-to-date 2009	7,614	2,095	2,027	61	1,226	9,357	8	226	22,614
% Change	10.2	-26.1	4.2	13.1	-29.8	33.7	-62.5	-14.6	13.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2010	130	0	6	0	23	0	0	0	159
October 2009	95	0	4	0	12	0	0	0	111
% Change	36.8	n/a	50.0	n/a	91.7	n/a	n/a	n/a	43.2
Year-to-date 2010	1,268	10	203	0	52	0	0	12	1,545
Year-to-date 2009	584	2	55	0	37	0	3	0	681
% Change	117.1	**	**	n/a	40.5	n/a	-100.0	n/a	126.9
UNDER CONSTRUCTION									
October 2010	798	10	206	0	95	12	0	54	1,175
October 2009	592	2	97	0	115	18	3	0	827
% Change	34.8	**	112.4	n/a	-17.4	-33.3	-100.0	n/a	42
COMPLETIONS									
October 2010	112	0	12	0	6	0	0	0	130
October 2009	92	0	0	0	5	0	0	0	97
% Change	21.7	n/a	n/a	n/a	20.0	n/a	n/a	n/a	34.0
Year-to-date 2010	1,119	4	69	0	63	6	3	0	1,264
Year-to-date 2009	951	2	166	0	72	137	0	3	1,331
% Change	17.7	100.0	-58.4	n/a	-12.5	-95.6	n/a	-100.0	-5.0
COMPLETED & NOT ABSORBED									
October 2010	12	0	3	0	3	15	0	0	33
October 2009	11	0	5	0	19	96	0	0	131
% Change	9.1	n/a	-40.0	n/a	-84.2	-84.4	n/a	n/a	-74.8
ABSORBED									
October 2010	113	0	9	0	6	0	0	0	128
October 2009	101	0	4	0	6	1	0	0	112
% Change	11.9	n/a	125.0	n/a	0.0	-100.0	n/a	n/a	14.3
Year-to-date 2010	1,126	4	73	0	73	52	3	0	1,331
Year-to-date 2009	1,005	2	192	0	95	95	0	3	1,392
% Change	12.0	100.0	-62.0	n/a	-23.2	-45.3	n/a	-100.0	-4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2010	813	106	482	0	48	511	6	0	1,966
October 2009	1,073	134	240	0	34	1,607	0	489	3,606
% Change	-24.2	-20.9	100.0	n/a	41.2	-68.2	n/a	-100.0	-45.5
Year-to-date 2010	9,049	1,412	2,784	25	1,266	9,414	28	1,095	25,073
Year-to-date 2009	6,427	1,654	1,642	0	597	10,485	3	1,890	22,728
% Change	40.8	-14.6	69.5	n/a	112.1	-10.2	833.3	-42.1	10.3
UNDER CONSTRUCTION									
October 2010	7,074	1,140	2,973	44	1,257	31,291	44	2,716	46,568
October 2009	6,320	1,386	2,063	37	958	37,287	3	2,882	50,966
% Change	11.9	-17.7	44.1	18.9	31.2	-16.1	1,366.7	-5.8	-8.6
COMPLETIONS									
October 2010	814	192	348	0	121	1,690	0	0	3,165
October 2009	712	210	212	3	290	282	0	117	1,826
% Change	14.3	-8.6	64.2	-100.0	-58.3	**	n/a	-100.0	73.3
Year-to-date 2010	9,098	1,678	2,025	21	1,003	13,365	3	1,357	28,550
Year-to-date 2009	8,439	2,104	2,214	36	1,461	9,746	18	570	24,588
% Change	7.8	-20.2	-8.5	-41.7	-31.3	37.1	-83.3	138.1	16.1
COMPLETED & NOT ABSORBED									
October 2010	245	27	60	2	28	981	13	712	2,068
October 2009	465	34	125	5	59	418	26	99	1,231
% Change	-47.3	-20.6	-52.0	-60.0	-52.5	134.7	-50.0	**	68.0
ABSORBED									
October 2010	880	194	346	0	123	1 709	0	0	3,252
October 2009	763	227	236	3	295	234	0	49	1,807
% Change	15.3	-14.5	46.6	-100.0	-58.3	**	n/a	-100.0	80.0
Year-to-date 2010	9,250	1,688	2,114	24	1,012	12,753	6	193	27,040
Year-to-date 2009	8,616	2,112	2,214	32	1,467	9,675	8	229	24,353
% Change	7.4	-20.1	-4.5	-25.0	-31.0	31.8	-25.0	-15.7	11.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
October 2010	71	0	204	0	0	307	6	0	588
October 2009	71	12	18	0	0	1,607	0	488	2,225
York Region									
October 2010	289	66	107	0	0	204	0	0	666
October 2009	523	48	80	0	0	0	0	0	651
Peel Region									
October 2010	264	24	64	0	22	0	0	0	374
October 2009	116	30	49	0	22	0	0	1	218
Halton Region									
October 2010	40	16	94	0	3	0	0	0	153
October 2009	210	38	70	0	0	0	0	0	318
Durham Region									
October 2010	149	0	13	0	23	0	0	0	185
October 2009	153	6	23	0	12	0	0	0	194
Toronto CMA									
October 2010	703	104	434	2	22	511	6	0	1,782
October 2009	1,006	136	286	3	22	1,607	0	519	3,608
Oshawa CMA									
October 2010	130	0	6	0	23	0	0	0	159
October 2009	95	0	4	0	12	0	0	0	111
Greater Toronto Area									
October 2010	813	106	482	0	48	511	6	0	1,966
October 2009	1,073	134	240	0	34	1,607	0	489	3,606

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
October 2010	1,056	54	845	0	133	24,951	20	2,429	29,517
October 2009	918	202	581	0	53	28,856	0	2,067	32,706
York Region									
October 2010	2,134	268	632	0	261	1,698	16	25	5,034
October 2009	2,346	512	730	1	97	3,529	0	120	7,336
Peel Region									
October 2010	1,946	558	519	44	616	3,443	8	26	7,160
October 2009	1,222	470	302	35	444	4,317	0	431	7,221
Halton Region									
October 2010	871	210	520	0	144	1,187	0	182	3,114
October 2009	842	118	247	0	243	567	0	264	2,281
Durham Region									
October 2010	1,067	50	457	0	103	12	0	54	1,743
October 2009	992	84	203	1	121	18	3	0	1,422
Toronto CMA									
October 2010	6,409	1,056	2,763	70	1,147	30,808	44	2,480	44,806
October 2009	5,777	1,378	2,036	75	782	37,001	0	2,648	49,727
Orillia CMA									
October 2010	798	10	206	0	95	12	0	54	1,175
October 2009	592	2	97	0	115	18	3	0	827
Greater Toronto Area									
October 2010	7,074	1,140	2,973	44	1,257	31,291	44	2,716	46,568
October 2009	6,320	1,386	2,063	37	958	37,287	3	2,882	50,966

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
October 2010	69	24	33	0	3	1,305	0	0	1,434
October 2009	106	4	79	0	0	60	0	117	366
York Region									
October 2010	310	90	130	0	5	385	0	0	920
October 2009	172	28	83	0	0	0	0	0	283
Peel Region									
October 2010	104	48	6	0	54	0	0	0	212
October 2009	124	144	23	3	270	72	0	0	636
Halton Region									
October 2010	155	16	45	0	53	0	0	0	269
October 2009	194	30	27	0	15	150	0	0	416
Durham Region									
October 2010	176	14	134	0	6	0	0	0	330
October 2009	116	4	0	0	5	0	0	0	125
Toronto CMA									
October 2010	759	176	340	2	115	1,690	0	0	3,082
October 2009	636	204	233	8	280	132	0	117	1,610
Oshawa CMA									
October 2010	112	0	12	0	6	0	0	0	130
October 2009	92	0	0	0	5	0	0	0	97
Greater Toronto Area									
October 2010	814	192	348	0	121	1,690	0	0	3,165
October 2009	712	210	212	3	290	282	0	117	1,826

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row/Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
October 2010	51	9	33	0	11	879	11	515	1,509
October 2009	76	5	84	0	6	158	11	72	412
York Region									
October 2010	13	11	8	0	2	47	2	0	83
October 2009	10	0	12	0	18	123	0	0	163
Peel Region									
October 2010	145	4	4	2	6	29	0	197	387
October 2009	337	22	6	5	5	18	15	27	435
Halton Region									
October 2010	17	0	10	0	5	11	0	0	43
October 2009	25	7	8	0	11	23	0	0	74
Durham Region									
October 2010	19	3	5	0	4	15	0	0	46
October 2009	17	0	15	0	19	96	0	0	147
Toronto CMA									
October 2010	234	27	52	3	20	977	13	712	2,038
October 2009	452	27	120	5	31	307	26	99	1,067
Orillia CMA									
October 2010	12	0	3	0	3	15	0	0	33
October 2009	11	0	5	0	19	96	0	0	131
Greater Toronto Area									
October 2010	245	27	60	2	28	981	13	712	2,068
October 2009	465	34	125	5	59	418	26	99	1,231

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
October 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Semis and Row	Apt. & Other	
ABSORBED									
Toronto City									
October 2010	75	24	32	0	3	1,343	0	0	1,477
October 2009	130	15	95	0	0	26	0	49	315
York Region									
October 2010	310	81	130	0	5	366	0	0	892
October 2009	171	28	85	0	0	0	0	0	284
Peel Region									
October 2010	160	55	6	0	54	0	0	0	275
October 2009	133	149	24	3	276	61	0	0	646
Halton Region									
October 2010	160	20	45	0	55	0	0	0	280
October 2009	202	29	27	0	13	146	0	0	417
Durham Region									
October 2010	175	14	133	0	6	0	0	0	328
October 2009	127	6	5	0	6	1	0	0	145
Toronto CMA									
October 2010	819	174	341	1	115	1,709	0	0	3,159
October 2009	679	222	253	8	286	87	0	49	1,584
Orillia CMA									
October 2010	113	0	9	0	6	0	0	0	128
October 2009	101	0	4	0	6	1	0	0	112
Greater Toronto Area									
October 2010	880	194	346	0	123	1,709	0	0	3,252
October 2009	763	227	236	3	295	234	0	49	1,807

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Row, Semi and Apt.	Apt. & Other	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Toronto City	71	71	0	12	200	14	117	2,128	388	2,225	-82.6
Toronto	5	12	0	4	7	3	0	438	12	457	-97.4
East York	5	4	0	0	0	0	0	0	5	4	25.0
Etobicoke	15	12	0	2	93	0	263	0	371	14	**
North York	33	33	0	0	11	11	0	1,686	44	1,730	-97.5
Scarborough	9	8	0	0	83	0	0	0	92	8	**
York	3	2	0	6	6	0	0	4	9	12	-25.0
York Region	289	523	66	46	107	80	204	0	666	651	2.3
Aurora	4	12	8	4	0	0	0	0	12	16	-25.0
East Gwillimbury	4	3	0	0	5	0	0	0	9	3	200.0
Georgina Township	10	5	0	0	6	0	0	0	16	5	**
King Township	21	10	0	0	0	0	0	0	21	10	110.0
Markham	34	53	58	0	66	51	0	0	158	104	51.9
Newmarket	18	32	0	0	0	0	0	0	18	32	-43.8
Richmond Hill	89	63	0	32	5	29	20	0	114	124	-8.1
Vaughan	108	298	0	10	25	0	184	0	317	308	2.9
Whitchurch-Stouffville	1	47	0	2	0	0	0	0	1	49	-98.0
Peel Region	264	116	24	30	86	71	0	1	374	218	71.6
Brampton	254	76	24	2	71	65	0	0	349	143	144.1
Caledon	4	10	0	0	10	0	0	1	14	11	27.3
Mississauga	6	30	0	28	5	6	0	0	11	64	-82.8
Halton Region	40	210	16	38	97	70	0	0	153	318	-51.9
Burlington	5	36	2	0	45	0	0	0	52	36	44.4
Halton Hills	11	10	0	0	0	0	0	0	11	10	10.0
Milton	8	98	14	38	0	0	0	0	22	136	-83.8
Oakville	16	66	0	0	52	70	0	0	68	136	-50.0
Durham Region	149	153	0	6	36	35	0	0	185	194	-4.6
Ajax	10	47	0	6	7	19	0	0	17	72	-76.4
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	28	36	0	0	23	4	0	0	51	40	27.5
Oshawa	77	17	0	0	0	12	0	0	77	29	165.5
Pickering	6	6	0	0	0	0	0	0	6	6	0.0
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	1	5	0	0	0	0	0	0	1	5	-80.0
Whitby	25	42	0	0	6	0	0	0	31	42	-26.2
Remainder of Toronto CMA	29	67	0	2	0	50	0	30	29	149	-80.5
Bradford West Gwillimbury	12	60	0	0	0	46	0	0	12	106	-88.7
Town of Mono	3	2	0	0	0	0	0	0	3	2	50.0
New Tecumseth	12	5	0	0	0	0	0	0	12	5	140.0
Orangeville	2	0	0	2	0	4	0	30	2	36	-94.4
Toronto CMA	705	1,009	104	136	453	304	321	2,159	1,583	3,608	-56.1
Oshawa CMA	130	95	0	0	29	16	0	0	159	111	43.2
Greater Toronto Area (GTA)	813	1,073	106	134	526	270	321	2,129	1,766	3,606	-51.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	291	223	34	32	208	214	7,822	7,801	10,555	11,011	-7.0
Toronto	100	78	4	10	87	205	5,364	3,602	5,555	3,895	42.6
East York	44	31	2	2	0	0	0	0	46	33	39.4
Etobicoke	129	78	16	8	93	0	2,615	913	2,853	999	185.6
North York	323	238	0	94	138	60	623	3,662	1,084	4,054	-73.3
Scarborough	167	191	20	72	254	129	171	1,626	612	2,018	-69.7
York	23	9	4	8	12	0	0	4	39	21	85.7
York Region	3,615	2,755	410	534	1,009	652	658	654	5,692	4,795	18.7
Aurora	260	190	18	60	0	0	0	153	278	403	-31.0
East Gwillimbury	85	12	0	6	56	37	0	0	141	55	156.4
Georgina Township	106	43	0	0	17	19	0	0	123	62	98.4
King Township	207	22	16	12	28	0	0	0	251	34	**
Markham	183	396	142	112	83	217	430	138	838	863	-2.9
Newmarket	189	301	30	12	5	98	0	0	224	411	-45.5
Richmond Hill	685	302	10	72	218	110	45	0	958	484	97.9
Vaughan	1,414	1,125	114	226	439	107	184	563	2,151	2,021	6.4
Whitchurch-Stouffville	486	364	80	34	154	64	0	0	720	462	55.8
Peel Region	1,651	803	416	640	1,055	500	229	1,293	3,551	3,236	9.7
Brampton	1,243	601	406	122	632	142	26	30	2,307	895	157.8
Caledon	191	29	38	2	45	0	0	1	274	32	**
Mississauga	217	173	172	516	378	358	203	1,262	970	2,309	-58.0
Halton Region	1,377	1,258	101	218	388	500	842	354	3,328	2,330	42.8
Burlington	235	116	178	54	118	51	370	354	901	575	56.7
Halton Hills	89	41	0	0	23	32	0	0	112	73	53.4
Milton	778	882	124	164	362	237	160	0	1,424	1,283	11.0
Oakville	275	219	2	0	282	180	332	0	891	399	123.3
Durham Region	1,642	986	42	72	559	188	12	100	2,255	1,346	67.5
Ajax	256	305	32	70	264	68	0	0	552	443	24.6
Brock	7	31	0	0	0	8	0	0	7	39	-82.1
Clarington	424	235	0	0	101	4	12	0	537	239	124.7
Oshawa	545	179	2	2	16	59	0	0	563	240	134.6
Pickering	59	37	0	0	40	6	0	0	99	43	130.2
Scugog	13	11	0	0	0	0	0	100	13	111	-88.3
Uxbridge	39	18	0	0	0	11	0	0	39	29	34.5
Whitby	299	170	8	0	138	32	0	0	445	202	120.3
Remainder of Toronto CMA	575	346	36	54	40	111	0	30	651	541	20.3
Bradford West Gwillimbury	374	164	4	26	25	79	0	0	403	269	49.8
Town of Mono	43	54	0	0	0	0	0	0	43	54	-20.4
New Tecumseth	60	113	10	10	0	11	0	0	70	134	-47.8
Orangeville	98	15	22	18	15	21	0	30	135	84	60.7
Toronto CMA	8,126	6,032	1,266	1,656	3,659	2,191	10,267	11,584	23,258	21,863	6.4
Oshawa CMA	1,268	584	10	2	255	95	12	0	1,545	681	126.9
Greater Toronto Area (GTA)	9,074	6,428	1,418	1,658	3,992	2,234	10,589	12,408	25,073	22,728	10.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Toronto City	194	14	6	0	317	1,613	0	488
Toronto	7	3	0	0	0	253	0	156
East York	0	0	0	0	0	0	0	0
Etobicoke	93	0	0	0	263	0	0	0
North York	11	11	0	0	0	1,354	0	332
Scarborough	83	0	0	0	0	0	0	0
York	0	0	6	0	0	4	0	0
York Region	107	80	0	0	204	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	5	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	66	51	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	5	29	0	0	20	0	0	0
Vaughan	25	0	0	0	184	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	86	71	0	0	0	0	0	1
Brampton	71	65	0	0	0	0	0	0
Caledon	10	0	0	0	0	0	0	1
Mississauga	5	6	0	0	0	0	0	0
Halton Region	97	70	0	0	0	0	0	0
Burlington	45	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	52	70	0	0	0	0	0	0
Durham Region	36	35	0	0	0	0	0	0
Ajax	7	19	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	23	4	0	0	0	0	0	0
Oshawa	0	12	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	6	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	50	0	0	0	0	0	30
Bradford West Gwillimbury	0	46	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	4	0	0	0	0	0	30
Toronto CMA	446	304	6	0	521	1,617	0	519
Oshawa CMA	29	16	0	0	0	0	0	0
Greater Toronto Area (GTA)	520	270	6	0	521	1,617	0	489

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	381	1,111	0	0	5,117	3,641	378	1,057
Toronto	87	205	0	0	4,986	2,648	378	925
East York	0	0	0	0	0	0	0	0
Etobicoke	93	0	0	0	2,114	913	501	0
North York	138	60	0	0	623	3,230	0	432
Scarborough	254	129	0	0	18	1,626	153	0
York	0	0	12	0	0	4	0	0
York Region	990	653	8	0	634	174	25	138
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	56	37	0	0	0	0	0	0
Georgina Township	17	19	0	0	0	0	0	0
King Township	28	0	0	0	0	0	0	0
Markham	83	217	0	0	430	0	0	138
Newmarket	5	98	0	0	0	0	0	0
Richmond Hill	218	110	0	0	20	0	25	0
Vaughan	439	107	0	0	184	563	0	0
Whitchurch-Stouffville	146	64	8	0	0	0	0	0
Peel Region	1,047	500	8	0	203	1,262	26	31
Brampton	624	142	8	0	0	0	26	30
Caledon	45	0	0	0	0	0	0	1
Mississauga	378	358	0	0	203	1,262	0	0
Halton Region	781	506	0	0	843	90	0	264
Burlington	118	51	0	0	370	90	0	264
Halton Hills	23	32	0	0	0	0	0	0
Milton	362	237	0	0	160	0	0	0
Oakville	282	180	0	0	332	0	0	0
Durham Region	559	185	0	1	0	4	12	100
Ajax	264	68	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	101	4	0	0	0	0	12	0
Oshawa	16	56	0	3	0	0	0	0
Pickering	40	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	138	32	0	0	0	0	0	0
Remainder of Toronto CMA	40	111	0	0	0	0	0	30
Bradford West Gwillimbury	25	79	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	15	21	0	0	0	0	0	30
Toronto CMA	3,198	2,555	33	4	6,797	5,009	1,083	1,556
Oshawa CMA	255	92	0	3	0	0	12	0
Greater Toronto Area (GTA)	3,366	2,551	21	3	6,494	4,489	1,095	1,890

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Toronto City	275	101	307	1,907				
Toronto	12	23	0	249	0	156	12	457
East York	5	4	0	0	0	0	5	4
Etobicoke	118	14	253	0	0	0	371	14
North York	44	44	0	1,354	0	332	44	1,730
Scarborough	92	8	0	0	0	0	92	8
York	3	8	0	4	6	0	9	12
York Region	462	651	204	0	0	0	666	651
Aurora	12	16	0	0	0	0	12	16
East Gwillimbury	9	3	0	0	0	0	9	3
Georgina Township	16	5	0	0	0	0	16	5
King Township	21	10	0	0	0	0	21	10
Markham	158	104	0	0	0	0	158	104
Newmarket	18	32	0	0	0	0	18	32
Richmond Hill	94	124	20	0	0	0	114	124
Vaughan	133	308	184	0	0	0	317	308
Whitchurch-Stouffville	1	49	0	0	0	0	1	49
Peel Region	352	195	22	22	0	1	374	218
Brampton	327	127	22	16	0	0	349	143
Caledon	14	10	0	0	0	1	14	11
Mississauga	11	58	0	6	0	0	11	64
Halton Region	150	319	3	0	0	0	153	319
Burlington	49	36	3	0	0	0	52	36
Halton Hills	11	10	0	0	0	0	11	10
Milton	22	136	0	0	0	0	22	136
Oakville	68	136	0	0	0	0	68	136
Durham Region	162	182	23	12	0	0	185	194
Ajax	17	72	0	0	0	0	17	72
Brock	0	0	0	0	0	0	0	0
Clarington	28	40	23	0	0	0	51	40
Oshawa	77	17	0	12	0	0	77	29
Pickering	6	6	0	0	0	0	6	6
Scugog	2	0	0	0	0	0	2	0
Uxbridge	1	5	0	0	0	0	1	5
Whitby	31	42	0	0	0	0	31	42
Remainder of Toronto CMA	27	116	2	3	0	30	29	149
Bradford West Gwillimbury	12	106	0	0	0	0	12	106
Town of Mono	1	0	2	2	0	0	3	2
New Tecumseth	12	4	0	1	0	0	12	5
Orangeville	2	6	0	0	0	30	2	36
Toronto CMA	1,241	1,428	535	1,632	6	519	1,782	3,580
Oshawa CMA	136	99	23	12	0	0	159	111
Greater Toronto Area (GTA)	1,401	1,447	559	1,641	6	489	1,966	3,608

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Toronto	261	297	4,916	2,644	378	925	5,555	3,895
East York	46	33	0	0	0	0	46	33
Etobicoke	248	86	2,104	913	501	0	2,853	999
North York	423	392	661	3,230	0	432	1,084	4,054
Scarborough	380	376	79	1,642	153	0	612	2,018
York	27	17	0	4	12	0	39	21
York Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Aurora	278	250	0	153	0	0	278	403
East Gwillimbury	141	55	0	0	0	0	141	55
Georgina Township	123	61	0	0	0	0	123	62
King Township	251	34	0	0	0	0	251	34
Markham	399	725	439	0	0	138	838	863
Newmarket	219	411	5	0	0	0	224	411
Richmond Hill	847	472	86	12	25	0	958	484
Vaughan	1,824	1,454	327	567	0	0	2,151	2,021
Whitchurch-Stouffville	657	450	55	12	8	0	720	462
Peel Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Brampton	1,911	849	362	16	34	30	2,307	895
Caledon	262	31	12	0	0	1	274	32
Mississauga	518	819	452	1,490	0	0	970	2,309
Halton Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Burlington	474	186	427	125	0	264	901	575
Halton Hills	112	73	0	0	0	0	112	73
Milton	1,224	1,081	200	202	0	0	1,424	1,283
Oakville	425	364	466	35	0	0	891	399
Durham Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Ajax	544	443	8	0	0	0	552	443
Brock	7	39	0	0	0	0	7	39
Clarington	481	239	44	0	12	0	537	239
Oshawa	555	217	8	20	0	3	563	240
Pickering	99	43	0	0	0	0	99	43
Scugog	13	11	0	0	0	100	13	111
Uxbridge	39	29	0	0	0	0	39	29
Whitby	445	185	0	17	0	0	445	202
Remainder of Toronto CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Bradford West Gwillimbury	403	269	0	0	0	0	403	269
Town of Mono	32	29	11	25	0	0	43	54
New Tecumseth	50	93	20	41	0	0	70	134
Orangeville	135	54	0	0	0	30	135	84
Toronto CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oshawa CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Greater Toronto Area (GTA)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	% Change
Toronto City	43	104	22	4	3	74	995	177	1,063	359	196.1
Toronto	5	18	2	2	3	13	995	177	1,005	210	**
East York	5	3	0	0	0	0	0	0	5	3	66.7
Etobicoke	17	25	2	2	0	22	0	0	19	49	-61.2
North York	21	37	0	0	26	6	310	0	357	43	**
Scarborough	19	19	14	0	7	38	0	0	40	57	-29.8
York	2	4	6	0	0	0	0	0	8	4	100.0
York Region	310	172	90	26	155	83	21	0	576	281	105.0
Aurora	17	12	0	2	0	0	0	0	17	14	21.4
East Gwillimbury	6	4	0	2	0	0	0	0	6	6	0.0
Georgina Township	6	4	0	0	0	0	0	0	6	4	50.0
King Township	1	0	0	0	0	0	0	0	1	0	n/a
Markham	11	10	38	4	0	49	0	0	49	63	-22.2
Newmarket	11	19	14	2	0	0	0	0	25	21	19.0
Richmond Hill	78	20	0	2	31	0	0	0	109	22	**
Vaughan	114	58	6	16	77	0	385	0	582	74	**
Whitchurch-Stouffville	66	45	32	0	27	34	0	0	125	79	58.2
Peel Region	104	127	48	144	60	293	0	72	212	636	-66.7
Brampton	72	79	12	26	37	48	0	0	121	153	-20.9
Caledon	26	8	10	0	0	0	0	72	36	80	-55.0
Mississauga	6	40	26	118	23	245	0	0	55	403	-86.4
Halton Region	155	194	16	30	98	42	0	150	269	416	-35.3
Burlington	27	8	16	12	0	5	0	150	43	175	-75.4
Halton Hills	21	2	0	0	15	0	0	0	36	2	**
Milton	77	152	0	16	17	23	0	0	94	191	-50.8
Oakville	30	32	0	2	66	14	0	0	96	48	100.0
Durham Region	176	116	14	4	140	5	0	0	330	125	164.0
Ajax	52	20	14	4	122	0	0	0	188	24	**
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	32	46	0	0	5	0	0	0	37	46	-19.6
Oshawa	51	21	0	0	6	0	0	0	57	21	171.4
Pickering	11	1	0	0	0	0	0	0	11	1	**
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	29	25	0	0	7	5	0	0	36	30	20.0
Remainder of Toronto CMA	86	31	0	4	4	21	0	0	90	58	55.2
Bradford West Gwillimbury	70	13	0	2	0	0	0	0	70	15	**
Town of Mono	4	7	0	0	0	0	0	0	4	7	-42.9
New Tecumseth	5	11	0	0	0	21	0	0	5	32	-84.4
Orangeville	7	0	0	4	4	0	0	0	11	4	175.0
Toronto CMA	761	644	176	204	455	513	1,490	399	2,882	1,760	63.8
Oshawa CMA	112	92	0	0	18	5	0	0	130	97	34.0
Greater Toronto Area (GTA)	814	715	192	210	469	509	1,490	399	2,965	1,833	61.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Toronto	56	107	2	32	45	114	8,391	5,160	8,494	5,413	56.9
East York	27	33	4	0	18	0	198	0	247	33	**
Etobicoke	94	132	12	10	4	245	127	740	237	1,127	-79.0
North York	291	382	108	142	56	211	1,594	1,262	2,049	1,997	2.6
Scarborough	195	181	26	178	59	169	311	263	591	791	-25.3
York	11	16	12	2	35	13	4	0	62	31	100.0
York Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Aurora	269	271	86	34	0	17	0	0	355	322	10.2
East Gwillimbury	57	42	24	60	58	34	0	0	139	136	2.2
Georgina Township	71	54	0	0	25	6	0	0	96	60	60.0
King Township	88	13	16	0	0	0	0	0	104	13	**
Markham	434	755	130	172	111	290	942	572	1,617	1,789	-9.6
Newmarket	233	334	36	20	79	16	0	0	348	370	-5.9
Richmond Hill	648	184	38	12	168	31	456	221	1,310	448	192.4
Vaughan	1,982	1,080	200	178	434	120	862	29	3,478	1,407	147.2
Whitchurch-Stouffville	548	402	166	48	218	332	0	0	932	782	19.2
Peel Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Brampton	582	1,160	146	292	127	242	907	151	1,762	1,845	-4.5
Caledon	146	60	40	10	58	3	0	97	244	170	43.5
Mississauga	216	269	232	500	435	456	603	1,165	1,486	2,390	-37.8
Halton Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Burlington	195	276	192	50	106	172	306	238	799	736	8.6
Halton Hills	80	48	0	0	40	14	0	0	120	62	93.5
Milton	973	956	142	252	243	569	71	62	1,429	1,839	-22.3
Oakville	220	336	0	20	228	145	0	216	448	717	-37.5
Durham Region	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Ajax	436	284	70	100	271	70	0	0	777	454	71.1
Brock	51	38	0	0	0	8	0	0	51	46	10.9
Clarington	336	369	2	0	9	24	6	6	353	399	-11.5
Oshawa	432	302	2	0	77	64	0	3	511	369	38.5
Pickering	61	48	0	0	8	147	0	0	69	195	-64.6
Scugog	11	15	0	0	0	0	0	0	11	15	-26.7
Uxbridge	20	48	0	0	6	21	0	0	26	69	-62.3
Whitby	351	280	0	2	49	150	0	131	400	563	-29.0
Remainder of Toronto CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Bradford West Gwillimbury	282	167	20	34	49	0	0	0	351	201	74.6
Town of Mono	46	48	0	0	0	0	0	0	46	48	-4.2
New Tecumseth	99	75	18	2	0	43	0	0	117	120	-2.5
Orangeville	87	25	28	6	40	0	88	0	243	31	**
Toronto CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Oshawa CMA	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Greater Toronto Area (GTA)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Toronto City	36	79	0	0	1,505	60	0	117
Toronto	3	13	0	0	995	60	0	117
East York	0	0	0	0	0	0	0	0
Etobicoke	0	22	0	0	0	0	0	0
North York	26	6	0	0	310	0	0	0
Scarborough	7	38	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	135	83	0	0	385	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	49	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	31	0	0	0	0	0	0	0
Vaughan	77	0	0	0	385	0	0	0
Whitchurch-Stouffville	27	34	0	0	0	0	0	0
Peel Region	60	293	0	0	0	72	0	0
Brampton	37	48	0	0	0	0	0	0
Caledon	0	0	0	0	0	72	0	0
Mississauga	23	245	0	0	0	0	0	0
Halton Region	98	42	0	0	0	150	0	0
Burlington	0	5	0	0	0	150	0	0
Halton Hills	15	0	0	0	0	0	0	0
Milton	17	23	0	0	0	0	0	0
Oakville	66	14	0	0	0	0	0	0
Durham Region	140	5	0	0	0	0	0	0
Ajax	122	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	5	0	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	7	5	0	0	0	0	0	0
Remainder of Toronto CMA	4	21	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	21	0	0	0	0	0	0
Orangeville	4	0	0	0	0	0	0	0
Toronto CMA	455	513	0	0	1,890	132	0	117
Oshawa CMA	18	5	0	0	0	0	0	0
Greater Toronto Area (GTA)	469	502	0	0	1,890	132	0	117

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	227	752	0	0	7,991	5,927	731	973
Toronto	45	114	0	0	7,816	4,667	575	493
East York	18	0	0	0	198	0	0	0
Etobicoke	4	245	0	0	127	740	0	0
North York	56	211	0	0	1,438	1,262	156	0
Scarborough	59	169	0	0	311	263	0	0
York	35	13	0	0	4	0	0	0
York Region	1,093	846	0	0	7,149	782	120	40
Aurora	0	17	0	0	0	0	0	0
East Gwillimbury	58	34	0	0	0	0	0	0
Georgina Township	25	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	111	290	0	0	822	532	120	40
Newmarket	79	16	0	0	0	0	0	0
Richmond Hill	168	31	0	0	456	221	0	0
Vaughan	434	120	0	0	862	29	0	0
Whitchurch-Stouffville	218	332	0	0	0	0	0	0
Peel Region	620	635	0	16	1,056	1,385	434	28
Brampton	127	226	0	16	677	151	230	0
Caledon	58	3	0	0	0	72	0	25
Mississauga	435	456	0	0	409	1,162	194	3
Halton Region	417	502	0	0	295	510	82	6
Burlington	106	172	0	0	224	238	82	0
Halton Hills	40	14	0	0	0	0	0	0
Milton	243	569	0	0	71	56	0	6
Oakville	228	145	0	0	0	216	0	0
Durham Region	412	464	3	0	6	177	0	3
Ajax	271	70	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	9	24	0	0	6	6	0	0
Oshawa	74	64	3	0	0	0	0	3
Pickering	8	147	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	21	0	0	0	0	0	0
Whitby	49	150	0	0	0	131	0	0
Remainder of Toronto CMA	91	43	0	0	58	0	30	0
Bradford West Gwillimbury	49	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	43	0	0	0	0	0	0
Orangeville	40	0	0	0	58	0	30	0
Toronto CMA	2,860	3,392	3	16	16,555	8,781	1,365	547
Oshawa CMA	412	238	3	0	6	137	0	3
Greater Toronto Area (GTA)	3,272	3,630	6	16	17,561	8,918	1,365	570

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009	Oct 2010	Oct 2009
Toronto City	126	189	1,308	60	0	117	1,434	366
Toronto	7	33	998	60	0	117	1,005	210
East York	5	3	0	0	0	0	5	3
Etobicoke	19	49	0	0	0	0	19	49
North York	47	43	310	0	0	0	357	43
Scarborough	40	57	0	0	0	0	40	57
York	8	4	0	0	0	0	8	4
York Region	530	283	390	0	0	0	920	283
Aurora	17	14	0	0	0	0	17	14
East Gwillimbury	6	6	0	0	0	0	6	6
Georgina Township	6	4	0	0	0	0	6	4
King Township	1	0	0	0	0	0	1	0
Markham	49	63	0	0	0	0	49	63
Newmarket	25	21	0	0	0	0	25	21
Richmond Hill	109	22	0	0	0	0	109	22
Vaughan	197	74	385	0	0	0	582	74
Whitchurch-Stouffville	120	79	5	0	0	0	125	79
Peel Region	158	291	54	345	0	0	212	636
Brampton	90	128	31	25	0	0	121	153
Caledon	36	8	0	72	0	0	36	80
Mississauga	32	155	23	248	0	0	55	403
Halton Region	216	251	53	165	0	0	269	416
Burlington	43	20	0	155	0	0	43	175
Halton Hills	36	2	0	0	0	0	36	2
Milton	94	181	0	10	0	0	94	191
Oakville	43	48	53	0	0	0	96	48
Durham Region	324	120	6	5	0	0	330	125
Ajax	188	24	0	0	0	0	188	24
Brock	0	0	0	0	0	0	0	0
Clarington	37	46	0	0	0	0	37	46
Oshawa	51	21	6	0	0	0	57	21
Pickering	11	1	0	0	0	0	11	1
Scugog	0	2	0	0	0	0	0	2
Uxbridge	1	1	0	0	0	0	1	1
Whitby	36	25	0	5	0	0	36	30
Remainder of Toronto CMA	88	53	2	5	0	0	90	58
Bradford West Gwillimbury	70	15	0	0	0	0	70	15
Town of Mono	2	2	2	5	0	0	4	7
New Tecumseth	5	32	0	0	0	0	5	32
Orangeville	11	4	0	0	0	0	11	4
Toronto CMA	1,275	1,073	1,807	420	0	117	3,082	1,610
Oshawa CMA	124	92	6	5	0	0	130	97
Greater Toronto Area (GTA)	1,354	1,134	1,811	575	0	117	3,165	1,826

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Toronto	152	221	7,767	4,697	575	495	8,494	5,413
East York	49	33	198	0	0	0	247	33
Etobicoke	110	387	127	740	0	0	237	1,127
North York	455	712	1,438	1,285	156	0	2,049	1,997
Scarborough	264	498	327	293	0	0	591	791
York	62	31	0	0	0	0	62	31
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Aurora	355	321	0	1	0	0	355	322
East Gwillimbury	139	136	0	0	0	0	139	136
Georgina Township	96	60	0	0	0	0	96	60
King Township	104	13	0	0	0	0	104	13
Markham	675	1,189	822	560	120	40	1,617	1,789
Newmarket	348	370	0	0	0	0	348	370
Richmond Hill	838	205	472	243	0	0	1,310	448
Vaughan	2,554	1,298	924	109	0	0	3,478	1,407
Whitchurch-Stouffville	760	723	172	59	0	0	932	782
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Brampton	777	1,583	755	246	230	16	1,762	1,845
Caledon	232	63	12	82	0	25	244	170
Mississauga	589	840	703	1,547	194	3	1,486	2,390
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Burlington	403	336	314	400	82	0	799	736
Halton Hills	111	52	9	10	0	0	120	62
Milton	1,275	1,356	154	477	0	6	1,429	1,839
Oakville	332	442	116	275	0	0	448	717
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Ajax	773	454	4	0	0	0	777	454
Brock	51	46	0	0	0	0	51	46
Clarington	347	393	6	6	0	0	353	399
Oshawa	464	360	44	6	3	3	511	369
Pickering	69	195	0	0	0	0	69	195
Scugog	11	15	0	0	0	0	11	15
Uxbridge	20	59	6	10	0	0	26	69
Whitby	381	366	19	197	0	0	400	563
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Bradford West Gwillimbury	351	201	0	0	0	0	351	201
Town of Mono	32	22	14	26	0	0	46	48
New Tecumseth	75	109	42	11	0	0	117	120
Orangeville	155	31	58	0	30	0	243	31
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
October 2010	1	1.3	3	4.0	2	2.7	12	16.0	57	76.0	75	1,395,000	1,465,184
October 2009	6	4.6	1	0.8	10	7.7	8	6.2	105	80.8	130	997,000	1,078,192
Year-to-date 2010	26	3.8	14	2.0	45	6.5	142	20.5	466	67.2	693	959,000	1,210,452
Year-to-date 2009	34	3.8	33	3.7	72	8.0	172	19.2	585	65.3	896	895,000	914,365
Toronto													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
October 2009	1	4.5	0	0.0	0	0.0	0	0.0	21	95.5	22	1,049,500	1,433,127
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	3.8	51	96.2	53	1,400,000	1,655,808
Year-to-date 2009	2	1.8	0	0.0	2	1.8	8	7.3	97	89.0	109	1,100,000	1,321,125
East York													
October 2010	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	10.7	25	89.3	28	1,050,000	1,119,032
Year-to-date 2009	0	0.0	0	0.0	0	0.0	11	33.3	22	66.7	33	895,000	955,833
Etobicoke													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,547,750	1,646,725
October 2009	0	0.0	0	0.0	0	0.0	4	13.8	25	86.2	29	1,050,000	1,145,610
Year-to-date 2010	2	1.9	0	0.0	0	0.0	6	5.7	97	92.4	105	1,489,000	1,601,894
Year-to-date 2009	0	0.0	0	0.0	0	0.0	15	11.7	113	88.3	128	944,900	982,121
North York													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	1,740,800	1,715,574
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	56	100.0	56	1,050,000	1,122,115
Year-to-date 2010	1	0.3	0	0.0	2	0.7	19	6.4	277	92.6	299	1,340,000	1,465,929
Year-to-date 2009	2	0.5	20	4.7	5	1.2	59	13.7	344	80.0	430	950,000	965,708
Scarborough													
October 2010	1	5.9	3	17.6	2	11.8	11	64.7	0	0.0	17	554,990	521,985
October 2009	5	26.3	1	5.3	10	52.6	3	15.8	0	0.0	19	489,990	457,134
Year-to-date 2010	22	11.5	14	7.3	43	22.5	105	55.0	7	3.7	191	512,990	525,494
Year-to-date 2009	27	15.0	13	7.2	65	36.1	70	38.9	5	2.8	180	490,990	509,868
York													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	1	8.3	0	0.0	0	0.0	4	33.3	7	58.3	12	770,400	770,104
Year-to-date 2009	3	18.8	0	0.0	0	0.0	9	56.3	4	25.0	16	675,000	686,500

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	(%)	Units	(%)	Units	(%)	Units	(%)	Units	(%)			
York Region													
October 2010	40	13.1	32	10.5	24	7.9	177	58.0	32	10.5	305	561,990	580,666
October 2009	21	12.3	21	12.3	38	22.2	77	45.0	14	8.2	171	519,990	539,972
Year-to-date 2010	422	9.8	644	14.9	547	12.7	2,338	54.2	360	8.4	4,311	548,990	565,062
Year-to-date 2009	381	12.2	531	17.0	537	17.2	1,437	45.9	245	7.8	3,131	512,990	547,706
Aurora													
October 2010	0	0.0	0	0.0	4	23.5	13	76.5	0	0.0	17	515,990	554,076
October 2009	0	0.0	0	0.0	5	41.7	7	58.3	0	0.0	12	509,490	540,892
Year-to-date 2010	1	0.4	18	6.7	42	15.6	151	56.1	57	21.2	269	568,990	646,017
Year-to-date 2009	1	0.4	17	6.3	65	24.0	156	57.6	32	11.8	271	546,900	597,276
East Gwillimbury													
October 2010	0	0.0	0	0.0	4	66.7	1	16.7	1	16.7	6	--	--
October 2009	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	33	57.9	16	28.1	4	7.0	1	1.8	3	5.3	57	389,990	429,370
Year-to-date 2009	27	64.3	6	14.3	1	2.4	1	2.4	7	16.7	42	393,900	507,222
Georgina Township													
October 2010	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
October 2009	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2010	59	83.1	0	0.0	1	1.4	4	5.6	7	9.9	71	322,990	423,170
Year-to-date 2009	44	81.5	1	1.9	0	0.0	6	11.1	3	5.6	54	335,400	394,336
King Township													
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	28	37.8	32	43.2	5	6.8	6	8.1	3	4.1	74	406,990	448,383
Year-to-date 2009	1	7.7	0	0.0	1	7.7	4	30.8	7	53.8	13	825,000	872,154
Markham													
October 2010	0	0.0	1	9.1	0	0.0	4	36.4	6	54.5	11	888,990	843,966
October 2009	0	0.0	2	20.0	1	10.0	5	50.0	2	20.0	10	547,490	649,331
Year-to-date 2010	7	1.6	52	12.0	81	18.6	268	61.6	27	6.2	435	543,990	571,206
Year-to-date 2009	44	5.8	144	19.1	146	19.4	388	51.5	32	4.2	754	525,900	548,749
Newmarket													
October 2010	1	9.1	3	27.3	4	36.4	3	27.3	0	0.0	11	463,900	475,363
October 2009	13	68.4	1	5.3	1	5.3	2	10.5	2	10.5	19	368,990	434,072
Year-to-date 2010	62	27.0	74	32.2	41	17.8	51	22.2	2	0.9	230	439,900	456,573
Year-to-date 2009	204	60.7	53	15.8	40	11.9	37	11.0	2	0.6	336	377,990	409,017
Richmond Hill													
October 2010	4	5.2	0	0.0	0	0.0	73	94.8	0	0.0	77	572,990	563,415
October 2009	0	0.0	3	15.0	9	45.0	6	30.0	2	10.0	20	477,490	543,189
Year-to-date 2010	53	8.2	83	12.8	76	11.7	397	61.3	39	6.0	648	539,445	554,393
Year-to-date 2009	2	1.1	18	9.8	45	24.6	76	41.5	42	23.0	183	529,000	632,204
Vaughan													
October 2010	0	0.0	1	0.9	6	5.5	79	71.8	24	21.8	110	648,490	692,559
October 2009	0	0.0	6	10.2	3	5.1	43	72.9	7	11.9	59	588,990	606,654
Year-to-date 2010	17	0.9	173	8.7	169	8.5	1,412	71.0	218	11.0	1,989	599,900	617,530
Year-to-date 2009	28	2.6	135	12.5	94	8.7	719	66.7	102	9.5	1,078	557,990	594,552
Whitchurch-Stouffville													
October 2010	29	43.9	27	40.9	6	9.1	4	6.1	0	0.0	66	425,990	413,787
October 2009	1	2.3	9	20.9	19	44.2	14	32.6	0	0.0	43	480,843	492,532
Year-to-date 2010	162	30.1	196	36.4	128	23.8	48	8.9	4	0.7	538	429,990	434,021
Year-to-date 2009	30	7.5	157	39.3	145	36.3	50	12.5	18	4.5	400	458,527	478,156

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
October 2010	24	15.0	27	16.9	40	25.0	66	41.3	3	1.9	160	471,450	495,029
October 2009	29	21.3	30	22.1	21	15.4	38	27.9	18	13.2	136	470,900	538,551
Year-to-date 2010	150	13.5	194	17.4	284	25.5	386	34.6	100	9.0	1,114	484,400	543,395
Year-to-date 2009	354	22.8	335	21.5	294	18.9	445	28.6	128	8.2	1,556	461,445	511,349
Brampton													
October 2010	24	19.0	20	15.9	32	25.4	50	39.7	0	0.0	126	464,900	480,878
October 2009	29	33.0	25	28.4	12	13.6	21	23.9	1	1.1	88	420,900	443,313
Year-to-date 2010	150	20.1	161	21.6	181	24.3	245	32.8	9	1.2	746	465,900	479,219
Year-to-date 2009	347	28.2	314	25.5	231	18.8	323	26.2	16	1.3	1,231	439,900	458,986
Caledon													
October 2010	0	0.0	7	25.0	5	17.9	13	46.4	3	10.7	28	509,990	556,346
October 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2010	0	0.0	29	19.1	45	29.6	67	44.1	11	7.2	152	505,945	560,036
Year-to-date 2009	4	7.1	1	1.8	6	10.7	17	30.4	28	50.0	56	750,000	882,171
Mississauga													
October 2010	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	--	--
October 2009	0	0.0	5	12.5	9	22.5	17	42.5	9	22.5	40	561,490	607,034
Year-to-date 2010	0	0.0	4	1.9	58	26.9	74	34.3	80	37.0	216	583,400	753,331
Year-to-date 2009	3	1.1	20	7.4	57	21.2	105	39.0	84	31.2	269	570,900	673,776
Halton Region													
October 2010	6	3.8	46	28.8	46	28.8	44	27.5	18	11.3	160	469,900	601,017
October 2009	53	26.2	79	39.1	31	15.3	23	11.4	16	7.9	202	430,900	553,312
Year-to-date 2010	249	16.8	501	33.8	308	20.8	301	20.3	122	8.2	1,481	445,990	560,871
Year-to-date 2009	361	21.7	455	27.3	325	19.5	352	21.1	173	10.4	1,666	450,900	580,756
Burlington													
October 2010	0	0.0	14	43.8	12	37.5	6	18.8	0	0.0	32	452,990	462,522
October 2009	0	0.0	5	45.5	3	27.3	0	0.0	3	27.3	11	450,990	805,630
Year-to-date 2010	6	3.0	66	32.7	82	40.6	38	18.8	10	5.0	202	456,990	566,299
Year-to-date 2009	30	10.5	80	27.9	86	30.0	60	20.9	31	10.8	287	463,990	606,034
Halton Hills													
October 2010	0	0.0	1	4.8	3	14.3	9	42.9	8	38.1	21	690,900	780,898
October 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2010	1	1.3	3	3.8	9	11.3	40	50.0	27	33.8	80	650,450	719,261
Year-to-date 2009	5	10.0	9	18.0	7	14.0	20	40.0	9	18.0	50	550,000	599,208
Milton													
October 2010	6	7.8	31	40.3	31	40.3	8	10.4	1	1.3	77	450,900	462,849
October 2009	52	34.2	74	48.7	25	16.4	1	0.7	0	0.0	152	410,990	420,560
Year-to-date 2010	242	24.9	432	44.5	206	21.2	80	8.2	11	1.1	971	420,900	439,551
Year-to-date 2009	317	33.0	365	38.0	205	21.4	62	6.5	11	1.1	960	420,900	436,139
Oakville													
October 2010	0	0.0	0	0.0	0	0.0	21	70.0	9	30.0	30	674,490	977,460
October 2009	1	2.7	0	0.0	2	5.4	22	59.5	12	32.4	37	692,990	1,017,623
Year-to-date 2010	0	0.0	0	0.0	11	4.8	143	62.7	74	32.5	228	673,990	1,017,164
Year-to-date 2009	9	2.4	1	0.3	27	7.3	210	56.9	122	33.1	369	670,000	934,834

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
October 2010	96	54.9	25	14.3	15	8.6	35	20.0	4	2.3	175	389,900	405,160
October 2009	86	67.7	9	7.1	12	9.4	20	15.7	0	0.0	127	359,990	382,643
Year-to-date 2010	838	51.0	199	12.1	203	12.3	374	22.7	30	1.8	1,644	399,900	423,728
Year-to-date 2009	908	65.0	128	9.2	131	9.4	208	14.9	21	1.5	1,396	359,945	391,287
Ajax													
October 2010	9	18.0	11	22.0	10	20.0	20	40.0	0	0.0	50	468,850	469,268
October 2009	5	20.8	4	16.7	4	16.7	11	45.8	0	0.0	24	472,770	474,414
Year-to-date 2010	97	22.1	49	11.2	81	18.5	211	48.1	1	0.2	439	499,990	486,708
Year-to-date 2009	90	30.6	38	12.9	66	22.4	100	34.0	0	0.0	294	476,070	464,602
Brock													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
October 2010	25	75.8	2	6.1	2	6.1	3	9.1	1	3.0	33	348,900	365,063
October 2009	44	89.8	1	2.0	1	2.0	3	6.1	0	0.0	49	324,990	332,730
Year-to-date 2010	270	80.8	32	9.6	10	3.0	14	4.2	8	2.4	334	334,990	360,560
Year-to-date 2009	321	82.7	24	6.2	18	4.6	20	5.2	5	1.3	388	309,490	338,290
Oshawa													
October 2010	36	72.0	11	22.0	1	2.0	2	4.0	0	0.0	50	312,990	343,016
October 2009	18	72.0	4	16.0	2	8.0	1	4.0	0	0.0	25	358,900	369,323
Year-to-date 2010	324	74.0	57	13.0	27	6.2	30	6.8	0	0.0	438	346,695	355,690
Year-to-date 2009	257	79.6	34	10.5	22	6.8	9	2.8	1	0.3	323	339,990	349,415
Pickering													
October 2010	1	9.1	0	0.0	0	0.0	8	72.7	2	18.2	11	691,100	644,671
October 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	1	1.6	0	0.0	2	3.3	49	80.3	9	14.8	61	625,500	648,034
Year-to-date 2009	0	0.0	0	0.0	5	10.0	37	74.0	8	16.0	50	647,150	654,200
Scugog													
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
October 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
October 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	2	10.0	5	25.0	4	20.0	7	35.0	2	10.0	20	488,880	571,885
Year-to-date 2009	18	37.5	4	8.3	6	12.5	18	37.5	2	4.2	48	485,800	466,277
Whitby													
October 2010	25	83.3	1	3.3	2	6.7	1	3.3	1	3.3	30	339,990	354,017
October 2009	19	70.4	0	0.0	5	18.5	3	11.1	0	0.0	27	335,990	380,850
Year-to-date 2010	144	40.9	56	15.9	79	22.4	63	17.9	10	2.8	352	432,945	442,490
Year-to-date 2009	222	75.8	28	9.6	14	4.8	24	8.2	5	1.7	293	339,990	376,912

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
October 2010	43	50.6	17	20.0	5	5.9	18	21.2	2	2.4	85	399,990	434,902
October 2009	27	81.8	3	9.1	1	3.0	2	6.1	0	0.0	33	349,990	360,633
Year-to-date 2010	392	75.8	59	11.4	21	4.1	42	8.1	3	0.6	517	364,900	375,887
Year-to-date 2009	244	76.5	30	9.4	17	5.3	23	7.2	5	1.6	319	349,990	370,735
Bradford West Gwillimbury													
October 2010	32	45.7	16	22.9	5	7.1	17	24.3	0	0.0	70	401,990	436,073
October 2009	13	92.9	1	7.1	0	0.0	0	0.0	0	0.0	14	358,490	364,399
Year-to-date 2010	199	70.6	50	17.7	12	4.3	21	7.4	0	0.0	282	379,990	382,718
Year-to-date 2009	139	83.7	13	7.8	9	5.4	3	1.8	2	1.2	166	353,900	368,319
Town of Mono													
October 2010	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	--	--
October 2009	3	37.5	2	25.0	1	12.5	2	25.0	0	0.0	8	--	--
Year-to-date 2010	14	28.6	3	6.1	9	18.4	21	42.9	2	4.1	49	489,900	512,850
Year-to-date 2009	17	34.7	10	20.4	6	12.2	14	28.6	2	4.1	49	439,900	482,933
New Tecumseth													
October 2010	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
October 2009	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	294,990	280,808
Year-to-date 2010	94	94.9	4	4.0	0	0.0	0	0.0	1	1.0	99	295,000	307,962
Year-to-date 2009	72	92.3	3	3.8	0	0.0	3	3.8	0	0.0	78	279,990	292,960
Orangeville													
October 2010	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
October 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	85	97.7	2	2.3	0	0.0	0	0.0	0	0.0	87	355,900	353,902
Year-to-date 2009	16	61.5	4	15.4	2	7.7	3	11.5	1	3.8	26	364,500	408,043
Toronto CMA													
October 2010	124	15.2	122	15.0	115	14.1	340	41.7	114	14.0	815	518,990	632,650
October 2009	141	20.5	133	19.4	102	14.8	161	23.4	150	21.8	687	485,000	630,752
Year-to-date 2010	1,333	15.8	1,400	16.6	1,210	14.3	3,438	40.8	1,053	12.5	8,434	514,990	599,406
Year-to-date 2009	1,452	18.9	1,346	17.5	1,236	16.1	2,524	32.9	1,115	14.5	7,673	492,990	577,786
Oshawa CMA													
October 2010	86	76.1	14	12.4	5	4.4	6	5.3	2	1.8	113	331,990	352,375
October 2009	81	80.2	5	5.0	8	7.9	7	6.9	0	0.0	101	334,990	354,652
Year-to-date 2010	738	65.7	145	12.9	116	10.3	107	9.5	18	1.6	1,124	359,990	384,320
Year-to-date 2009	800	79.7	86	8.6	54	5.4	53	5.3	11	1.1	1,004	333,445	353,140
Greater Toronto Area													
October 2010	167	19.1	133	15.2	127	14.5	334	38.2	114	13.0	875	504,900	609,443
October 2009	195	25.5	140	18.3	112	14.6	166	21.7	153	20.0	766	472,990	608,496
Year-to-date 2010	1,685	18.2	1,552	16.8	1,387	15.0	3,541	38.3	1,078	11.7	9,243	499,990	585,029
Year-to-date 2009	2,038	23.6	1,482	17.1	1,359	15.7	2,614	30.2	1,152	13.3	8,645	481,990	560,275

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
October 2010

Submarket	Oct 2010	Oct 2009	% Change	YTD 2010	YTD 2009	% Change
Toronto City	1,465,184	1,078,190	35.9	1,215,651	916,345	32.6
Toronto	--	1,433,127	n/a	1,655,808	1,321,125	25.3
East York	--	--	n/a	1,119,032	955,833	17.1
Etobicoke	1,646,725	1,145,610	43.7	1,601,894	982,121	63.1
North York	1,715,574	1,122,115	52.9	1,465,929	965,708	51.8
Scarborough	521,985	457,134	14.2	525,494	509,868	3.1
York	--	--	n/a	770,104	686,500	12.2
York Region	580,666	539,972	7.5	565,012	547,706	3.2
Aurora	554,076	540,892	2.4	646,017	597,276	8.2
East Gwillimbury	--	--	n/a	429,370	507,222	-15.3
Georgina Township	--	--	n/a	423,170	394,336	7.3
King Township	--	--	n/a	448,383	872,154	-48.6
Markham	843,966	649,331	30.0	571,206	548,749	4.1
Newmarket	475,363	434,072	9.5	456,573	409,017	11.6
Richmond Hill	563,415	543,189	3.7	554,393	632,204	-12.3
Vaughan	692,559	606,654	14.2	617,530	594,552	3.9
Whitchurch-Stouffville	413,787	492,532	-16.0	434,021	478,156	-9.2
Peel Region	495,029	538,551	-8.1	543,395	511,549	6.2
Brampton	480,878	443,313	8.5	479,219	458,986	4.4
Caledon	556,346	--	n/a	560,036	882,171	-36.5
Mississauga	--	607,034	n/a	753,331	673,776	11.8
Halton Region	601,017	553,312	8.6	560,871	580,756	-3.4
Burlington	462,522	805,630	-42.6	566,299	606,034	-6.6
Halton Hills	780,898	--	n/a	719,261	599,208	20.0
Milton	462,849	420,560	10.1	439,551	436,139	0.8
Oakville	977,460	1,017,623	-3.9	1,017,164	934,834	8.8
Durham Region	405,160	382,643	5.9	423,728	391,287	8.3
Ajax	469,268	474,414	-1.1	486,708	464,602	4.8
Brock	--	--	n/a	--	--	n/a
Clarington	365,063	332,730	9.7	360,560	338,290	6.6
Oshawa	343,016	369,323	-7.1	355,690	349,415	1.8
Pickering	644,671	--	n/a	648,034	654,200	-0.9
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	571,885	466,277	22.6
Whitby	354,017	380,850	-7.0	442,490	376,912	17.4
Remainder of Toronto CMA	434,902	360,633	20.6	375,687	370,735	1.4
Bradford West Gwillimbury	436,073	364,399	19.7	382,718	368,319	3.9
Town of Mono	--	--	n/a	512,850	482,933	6.2
New Tecumseth	--	280,808	n/a	307,962	292,960	5.1
Orangeville	--	--	n/a	353,902	408,043	-13.3
Toronto CMA	630,650	630,752	0.0	599,404	577,786	3.7
Oshawa CMA	352,375	354,652	-0.6	384,320	353,140	8.8
Greater Toronto Area (GTA)	609,441	607,619	0.3	583,079	560,775	4.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
October 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,461	10,360	11,769	37.9	343,632	-8.2	361,059
	February	4,116	-31.6	5,255	10,360	11,507	45.7	361,361	-5.4	357,351
	March	6,171	-6.9	6,105	13,357	11,639	52.5	362,050	-4.8	371,444
	April	8,107	-7.5	6,624	12,995	10,240	64.7	385,641	-3.3	378,076
	May	9,589	1.9	7,268	13,686	10,862	66.9	395,609	-0.6	385,567
	June	10,951	27.4	8,225	13,357	11,177	73.6	403,918	2.0	390,647
	July	9,967	27.6	8,157	12,174	11,235	72.6	395,414	6.5	399,984
	August	8,042	27.3	8,363	10,646	11,615	72.0	387,899	6.3	400,183
	September	8,196	27.9	8,251	12,185	10,289	80.2	406,877	10.3	406,605
	October	8,453	64.2	8,500	11,532	11,065	76.8	423,507	20.0	410,790
	November	7,452	104.7	8,962	9,938	12,048	74.4	418,502	13.5	412,615
	December	5,541	115.2	9,084	5,506	12,652	71.8	411,931	14.0	432,501
2010	January	4,986	86.7	8,688	10,021	12,037	72.2	409,058	19.0	434,329
	February	7,291	77.1	9,503	12,726	14,090	67.4	431,509	19.4	436,283
	March	10,434	69.1	9,701	18,937	15,632	62.1	434,693	20.1	443,913
	April	10,897	34.4	8,457	20,689	15,458	54.7	437,566	13.5	433,847
	May	9,470	-1.2	7,222	18,940	14,778	48.9	446,593	12.9	436,174
	June	8,432	-23.0	6,259	15,082	12,968	48.3	435,064	7.7	428,152
	July	6,567	-34.1	5,660	10,833	11,195	50.6	420,455	6.3	428,923
	August	6,235	-22.5	6,349	10,502	12,108	52.4	410,995	6.0	426,950
	September	6,313	-23.0	6,411	12,917	11,743	54.6	427,269	5.0	425,458
	October	6,683	-20.9	6,854	10,593	11,848	57.8	443,633	4.8	426,880
	November									
	December									
	Q3 2009	26,205	27.6		35,005			396,653	7.4	
	Q3 2010	19,115	-27.1		34,252			419,619	5.8	
	YTD 2009	76,262	8.7		120,652			392,833	3.0	
	YTD 2010	77,308	1.4		141,240			431,889	9.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
October 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[1]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	538	1,348	1,343	40.1	257,095	5.5	265,080
	February	506	-34.3	567	1,212	1,266	44.8	263,838	-2.8	265,101
	March	694	-15.8	617	1,550	1,227	50.2	263,970	-4.2	262,372
	April	843	-14.8	657	1,472	1,135	57.9	269,596	-2.2	267,590
	May	1,026	-2.4	750	1,546	1,185	63.3	278,592	-1.5	272,617
	June	1,115	15.4	852	1,468	1,272	66.9	281,765	-0.5	273,983
	July	1,033	15.8	889	1,313	1,376	64.6	285,247	3.7	282,527
	August	876	17.4	851	1,169	1,239	68.7	278,480	2.8	279,773
	September	825	9.3	844	1,311	1,214	69.5	282,308	5.2	283,317
	October	858	49.0	904	1,191	1,262	71.6	288,986	9.1	288,328
	November	695	69.9	922	986	1,350	68.3	286,497	6.5	288,284
	December	507	91.3	1,008	547	1,496	67.4	286,724	9.1	294,417
2010	January	532	52.0	823	1,120	1,114	73.9	289,195	12.5	298,188
	February	819	61.9	926	1,481	1,552	59.7	286,635	8.6	288,211
	March	1,111	60.1	995	2,019	1,597	62.3	306,171	16.0	304,279
	April	1,184	40.5	917	2,052	1,571	58.4	304,451	12.9	302,221
	May	1,027	0.1	750	1,879	1,449	51.8	301,568	8.2	294,996
	June	920	-17.5	701	1,614	1,392	50.4	304,278	8.0	295,814
	July	708	-31.5	605	1,198	1,253	48.3	295,445	3.6	292,421
	August	661	-24.5	643	1,206	1,287	49.9	312,692	12.3	314,326
	September	707	-14.3	722	1,390	1,286	56.2	296,395	5.0	297,634
	October	688	-19.8	723	1,088	1,156	62.5	302,490	4.7	301,884
	November									
	December									
	Q1 2009	2,794	14.2		4,994			282,772	1.9	
	Q1 2010	2,978	6.6		4,794			301,580	6.6	
	YTD 2009	8,128	0.0		13,580			277,309	1.8	
	YTD 2010	8,581	5.6		15,047			300,435	8.4	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
October 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49	148.9	114.5	2,915	9.4	68.4	856
	February	604	3.60	5.39	147.8	115.1	2,916	9.4	68.3	860
	March	631	3.60	5.85	147.9	115.3	2,919	9.4	68.2	860
	April	655	3.80	6.25	148.1	115.8	2,916	9.5	68.0	863
	May	639	3.70	5.99	149.2	116.3	2,920	9.5	68.0	859
	June	633	3.60	5.89	149.7	116.1	2,936	9.4	68.2	862
	July	627	3.50	5.79	149.7	117.1	2,958	9.2	68.4	861
	August	604	3.30	5.39	150.1	117.1	2,989	9.1	68.9	866
	September	604	3.30	5.39	150.1	117.3	2,996	9.2	69.0	874
	October	598	3.20	5.29		117.7	3,003	9.2	69.0	884
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
October 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49	148.9	114.5	179.1	10.4	67.4	891
	February	604	3.60	5.39	147.8	115.1	181.2	10.3	68.1	878
	March	631	3.60	5.85	147.9	115.3	183.0	10.3	68.6	876
	April	655	3.80	6.25	148.1	115.8	185.2	9.6	68.7	871
	May	639	3.70	5.99	149.2	116.3	186.2	9.6	69.0	878
	June	633	3.60	5.89	149.7	116.1	187.6	9.7	69.5	879
	July	627	3.50	5.79	149.7	117.1	189.0	10.3	70.3	877
	August	604	3.30	5.39	150.1	117.1	190.3	10.5	70.9	874
	September	604	3.30	5.39	150.1	117.3	192.3	10.6	71.5	872
	October	598	3.20	5.29		117.7	193.0	10.3	71.5	878
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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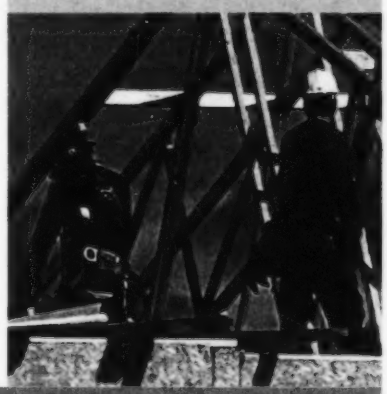

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